

gth



RESIDENTIAL DEVELOPMENT OPPORTUNITY

Old Hospital ■ The Avenue ■ Minehead ■ Somerset ■ TA24 5AY

RESIDENTIAL DEVELOPMENT LAND

Old Hospital, The Avenue, Minehead,
Somerset TA24 5AY



- Former hospital site
- Residential development site (subject to gaining the necessary planning consents)
- Site area approximately 0.65-acres (0.26-hectares)
 - Central town location
- Taunton 24-miles, Bridgwater 26-miles, Barnstaple 36-miles
- Guide price £450,000

GREENSLADE TAYLOR HUNT

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DESCRIPTION

The level site is bound by Blenheim Gardens to the north-east; Minehead Methodist Church to the east; The Avenue to the south; retail outlets to the south-west; and Blenheim Road to the west.

The site comprises of a large, period, stone building with a tiled roof and a range of brick buildings with flat roofs (which we expect to be demolished as part of any proposed development scheme). There are 4no. part-converted self contained apartments, located in the northern section of the property. There is also a small café located to the south-east of the property. The tenancy on the café has ended.

The building was initially constructed to be the town Public Hall and Assembly Room, it is believed to date back to the late 1800's and has many 'neo-gothic' features including pointed arches, high ceilings and ribbed vaults.

LOCATION

The property is located in a prominent position within a short level walking distance of the town centre and its principle amenities. Minehead is home to the West Somerset Steam Railway which is a popular tourist attraction within West Somerset and is an ideal base to explore Exmoor National Park, an Area of Outstanding Natural Beauty. The town is situated on the West Somerset coastline.

Dunster, 2.5 miles away, is a popular tourist attraction which is a picturesque medieval village and National Trust Castle. Minehead is known as the gateway to Exmoor and offers a full range of facilities including supermarkets, being a popular retirement area. The County town of Taunton is 24 miles away to the south east providing access onto Junction 25 of the M5 motorway with mainline rail services to London Paddington in under 2 hours. Airports at Bristol and Exeter offer a range of local and international flights.



HIGHWAYS

The development site is accessed via The Avenue. The property benefits from a large car-park to the front, which provides parking for approx. 30 vehicles. There is a pedestrian access to the rear of the property.

SERVICES

We have not carried out any detailed service enquiries however, understand that mains gas, water, electricity and foul drainage are generally available close or near to the property.

EXISTING TENACIES/LICENCES

Please be aware that there are a number of existing tenancies/licences in place.

AGENTS NOTE

Please note we are selling the SPV that owns the property (Minehead Old Town Hall Investments Ltd).

PLANNING

The property benefits from planning permission for change of use from community hospital (Class C2) to community hub (Class D1), Assembly Room (Class D2), cafe (Class A3), four apartments (Class C3) and associated parking and public open space. Application number: 3/21/15/113.

Our in-house Planning Consultants have detailed knowledge of the area and will be happy to assist with any further enquiries.

METHOD OF SALE

The freehold is offered for sale by private treaty

Please note the Vendor would consider offers for individual elements. There is a strong preference to sell the whole.

GUIDE PRICE

Offers in excess of £450,000.

VIEWINGS

All viewings are strictly by appointment only with the Vendor's sole selling agents.

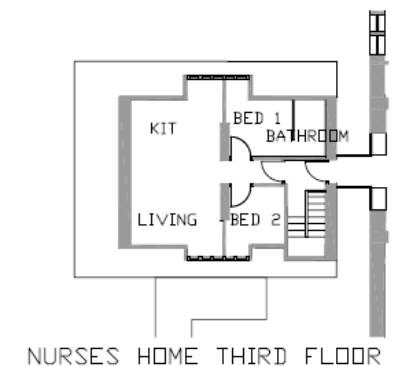
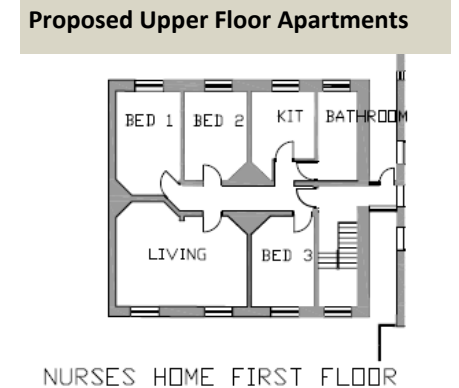
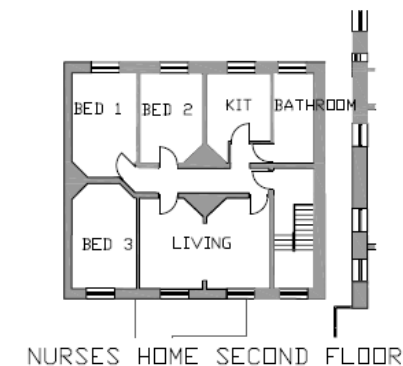
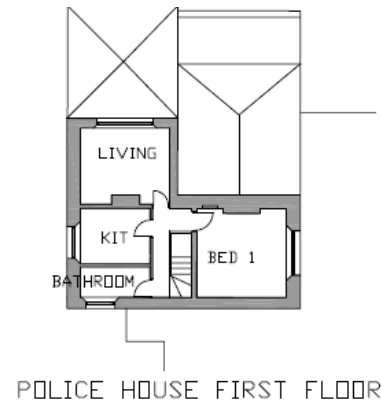
USEFUL ADDRESSES

Somerset West and Taunton Council: Deane House, Belvedere Road, Taunton, Somerset, TA1 1HE. Tel: 0300 304 8000

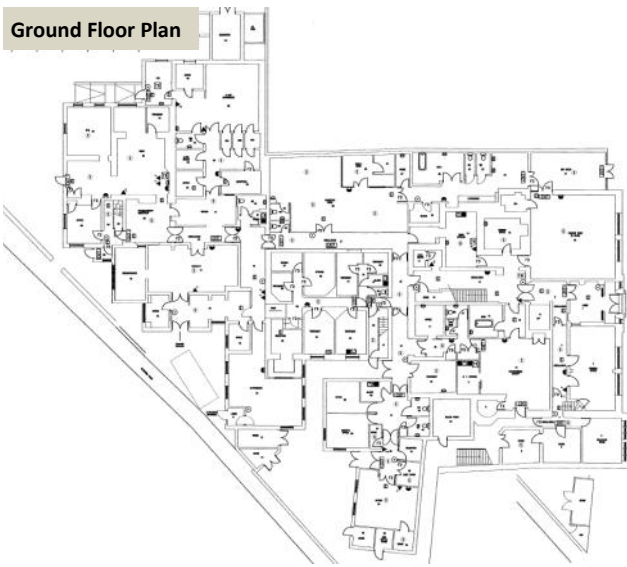
Wessex Water: Galmington Trading Estate, 45 Cornishway W. Galmington Trading Estate, Taunton TA1 5NA. Tel: 0345 600 4600

Western Power: Map Response Team, Mapping Centre, Sowton Industrial Estate, Exeter, Devon, EX2 7WP. Tel: 01392 352652.

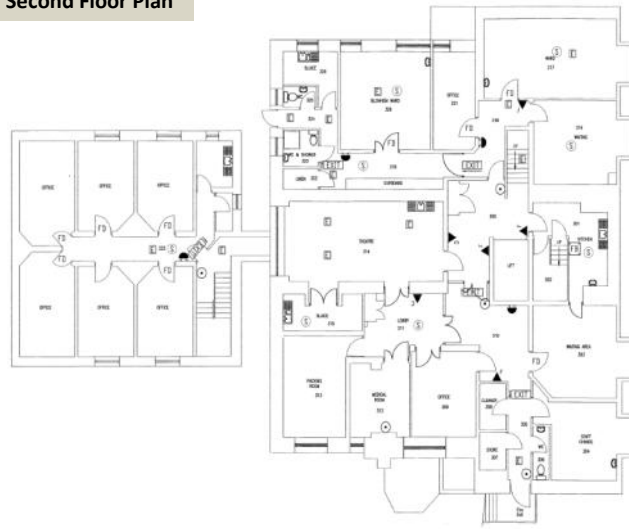
Environment Agency: Manley House, Kestrel Way, Sowton Industrial Estate, Exeter, Devon, EX2 7LQ. Tel: 0370 850 6506



Ground Floor Plan



Second Floor Plan



For further information please contact:

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Important Notice

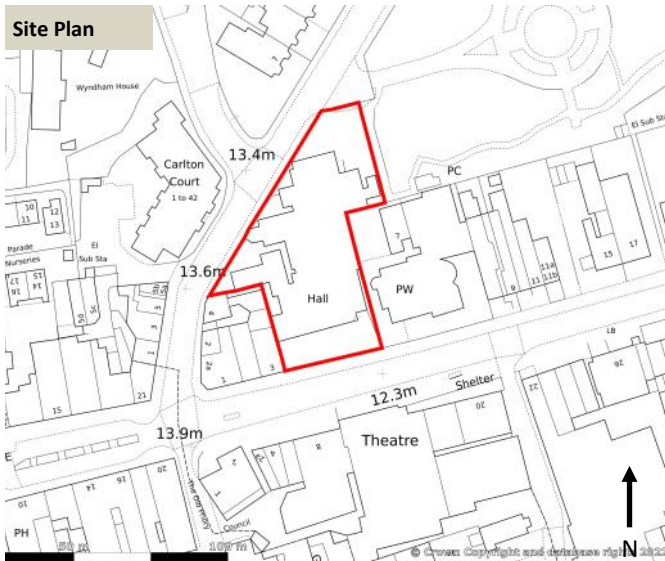
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3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Location Plan



Site Plan



Please note the property is a development site with associated risks. Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. (If so directed by a member of GTH they must wear their own appropriate Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) they do so at their own risk and we/ the seller cannot be held liable for any personal injury or associated claim for compensation.

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